
MAY 22, 2014

THIS WEEK:

The next regular meeting of the Tri-Valley Executives' Association will be held on **May 29th** here at Vic's All-Star Kitchen at 7:00am.

GREETERS will be **Mike Peel** of Keller Williams Tri-Valley Realty and **Sheri Facciolla** of Patriot Pest Management.

The CLASSIFICATION will be given by **Allen Eddy** of Cal Coast Plumbing.

SOCIAL:

On Friday, June 20th, TVEA members are invited to gather informally for an afternoon of Live **Horse Racing** at the Pleasanton Racetrack during the Alameda County Fair. Only cost to attend is the price of Fair Admission. Post time is 2:15 and racing usually ends around 5-6:00.

BEST OF:

Here is the Icon for you all to vote in the annual Pleasanton Weekly's Best Of:



If you don't see your category or name just click on the "Write In" in the drop down than next line enter the person in our Group.

Also, don't forget to "Yelp" a member of the group when you use their service... each 5-star rating can make a huge difference! www.Yelp.com

SPOTLIGHT:

BY LAWRENCE LING

Big O Tires has been in business in Pleasanton for over 20 years. Tires are one of the most important components on your car. Dave Cherry genuinely cares

about peoples' safety and knows what tires are best for your car. To contact the best and most reliable shop in Pleasanton, call 462-7650 or drop in at 3688 Washington Street.

SPOTLIGHT:

BY ENDRE SELMECZY

Dave Jones of **Tiger Carpet Cleaning** has over 20 years' experience in the janitorial industry and is an expert at carpet and floor cleaning. In addition to steam cleaning, they can also dry clean the carpet using the high-tech Host cleaning system. Tiger offers free estimates within the Tri-Valley, and the best leads for him are property management companies and people with pets and children. To schedule a cleaning or offer a lead, call Dave at 443-1100.

THE WEEKLY "POT" REPORT:

TVEA's 50/50 raffle is at **\$43.00** with 8 white marbles (\$5 each), 1 blue marbles (\$10 each) and 1 red marble (winner takes all).

CLASSIFICATION:

Mike Peel was born in 1943 in Massachusetts, moved to California when he was 12 years old, and graduated from Alameda High School in 1961. He joined the Marine Corps right out of high school, and then attended 2 years of college at Chabot College in Hayward.

He got a job with International Harvester where he worked for 13 years as a project design engineer and a quality control supervisor. In 1972 he moved to Pleasanton and opened a tennis and trophy shop.

He got his real estate salespersons license in 1975, then in 1978 got his broker's license and started Hometown Real Estate Brokers with Tom Fox, 5 other partners and 20 agents. Hometown became Better Homes and then Hometown GMAC. GMAC became Real Living at a time when Mike had come to a crossroads with former partner, Steve Fast, and so they closed the brokerage in March of 2010. He searched for a "new home" for

Hometown's 40+ agents and found the most favorable terms and support at Keller Williams Tri-Valley Realty. Mike Peel became their Broker of Record in April of 2010. Today, KW Tri-Valley Realty has over 150 agents and is the top agency in the area.

In 1997, Mike married Darlene Crane-Peel of Opes Advisors in Tombstone, Arizona, and together they have 3 children and two grandchildren, who are now in college.

The real estate business is very easy to get into; people get in and get out very quickly, so stick with someone who has some experience. There is a lot more liability for sellers, so it pays to go with a professional when listing your home. The job of the agents at Keller Williams Tri-Valley is to manage the sale of your property, not just to get an offer, but to make sure the transaction closes.

THE HOUSING MARKET:

The statistics in the local housing market show that all 5 communities are selling above the listed price. The market has improved dramatically over the past 3 years. Here are the numbers:

CITY	UNITS SOLD TO DATE	AVG. DAYS ON THE MARKET	AVERAGE SOLD PRICE	
			2011	2014
Danville	260	22	764,771	1,003,755
Pleasanton	266	16	721,832	909,194
San Ramon	339	17	585,619	832,824
Dublin	244	27	483,551	723,611
Livermore	394	20	447,214	653,487

It's a great time to sell a home, but only if you're moving out of the area. If you plan to stay in the Tri-Valley you would sell high, but you'd also be buying high.

To find an investment property, to have your home evaluated for sale or if you know of someone who needs the services of a professional Realtor, call Mike at 426-3849.

CALIFORNIA TAX SAVINGS PROGRAM:

Here are some of the more commonly used propositions used to transfer properties:

Proposition 60 – Senior Citizen's Replacement Dwelling Benefit approved in 1986, allows homeowners to transfer and existing Prop 13-base tax to a replacement residence within the same county.

Proposition 90 - Senior Citizen's Replacement Dwelling Benefit approved in 1998, allows homeowners to transfer and existing Prop 13-base tax to a replacement residence to another cooperating county, if certain qualifying conditions are met.

Proposition 58 – Parent-Child Transfer can go from parents to children (or vice versa) without reassessment and their Prop 13- base tax value is not affected; certain qualifying conditions must be met.

Proposition 193 - Grandparent-Grandchild Transfer can be transferred without reassessment and their Prop 13-base tax value is not affected; certain qualifying conditions must be met.

Consult your tax professional for all the details on tax savings for people who are 55 years or older.

HOME WARRANTY PROGRAM:

Selling a home with a home warranty gives buyers peace-of-mind, but this program isn't limited to just homes being bought or sold. Anyone can purchase a home warranty at any time. It can be inconvenient and expensive when a home system or appliance breaks down. With a home warranty, when you need service, they are there to provide you with connection and coverage to minimize your cost. For a base annual premium of \$385 and a \$65 trade call fee, you can have your major systems and appliance services covered by Old Republic Home Warranty.

If you'd like a home warranty or would like to sign up to be a local service provider, call Amy Medina at 209-607-2607.

NEW MEMBER:



P.O. Box 985 ♦ PLEASANTON CA 94566
trivalleyexecs@gmail.com ♦ www.trivalleyexecs.com

Classification: **Business Consulting**

Member: **Sales Acceleration Consulting**

Represented by: **Pat Patterson**

Phone: 925.735.1778

E-mail: pat@instituteforsalesacceleration.com
